



SIGN PERMIT PLANNING CLEARANCE

Permit No. _____

Date: _____

- Sign Permit fee (GEN3221).....\$25.00

SIGN LOCATION

PROPERTY OWNER INFORMATION

Building Address: _____

Name: _____

Business Name: _____

Address: _____

Tax Schedule #: _____

City/State/Zip: _____

Phone(s): _____

BUSINESS OWNER INFORMATION

APPLICANT/CONTRACTOR INFORMATION

(Person to contact with questions)

Name: _____

Name: _____

Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone(s): _____

Phone(s): _____

Submittal Requirements: THE FOLLOWING INFORMATION MUST BE PROVIDED:

- Site plan, to scale, detailing where the proposed and existing sign(s) will be located on the property
- Elevation drawing of sign(s) and building including dimensions, maximum height, text/content
- Information regarding sign illumination, structure and any other relevant information

Note: Signs located within sight of Interstate 70, State Highway 340 or 6 & 50 are also required to comply with state and federal regulations regarding signs. Please contact Alan Clubb with the Colorado Department of Transportation at (970)683-6283 or alan.clubb@dot.state.co.us before installing signs that can be seen from the federal or state highways.

I hereby acknowledge that I have read this application and the information provided is correct under penalty of perjury. I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the sign(s).

Applicant Signature _____ **Date** _____

Modifications to this permit must be approved, in writing, by the Fruita Community Development Department. This Sign Permit is valid for six months.

Community Development Department Approval:

Signature _____ **Date** _____

Comments or Conditions: _____

Staff Worksheet

Zone: _____ Land Use/Business Name: _____

Freestanding Signs:

Total number of freestanding signs: _____

Number of street frontages: _____

Number of traffic lanes along the street(s): _____

Length of property lines along the street(s): _____

Maximum height of sign(s): _____

Maximum size of sign(s): _____

Are the signs in the clear sight triangle? _____

How close are the signs to the property line? _____

How close are the signs to the curb or the edge of road pavement? _____

Attached Signs:

Total number and size of the following types of attached signs:

Wall: _____

Window: _____

Projecting: _____

Awning or Canopy: _____

Total square footage of attached signs: _____

Length of building wall to which the sign(s) is attached: _____

Height of building to which the sign(s) is attached: _____

Distance the attached sign projects above the roof line: _____

Other:

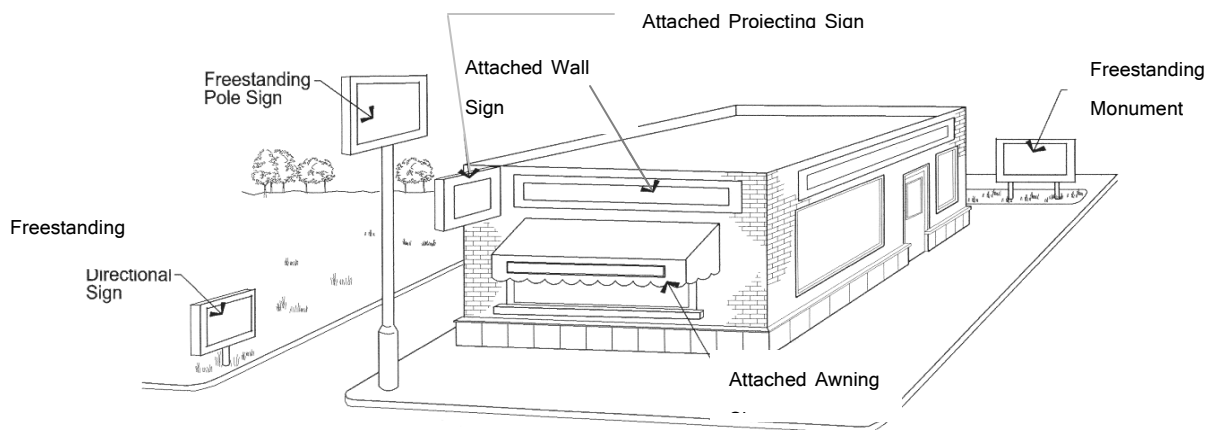
Illuminated Signs: _____

Off-Premise Signs: Not permitted except Business ID Signs which require City Council approval

Bus Bench or Bus Shelter signs: _____

Creative Signs: _____

Any permit holds on this property? _____



Different types of signs

17.41.090 STANDARDS FOR SPECIFIC TYPES OF SIGNS

- A. Attached sign types. The sum of all attached signs cannot exceed ten (10) percent of wall area to which the sign(s) is attached. Each building facade shall have its own separate and distinct sign allowance. The sign allowance per facade can only be used on that facade and shall not be transferred to any other facade.
- B.
 - 1. Wall Signs. The sign shall not be placed to obstruct any portion of a window, doorway or other architectural detail. Wall signs shall not extend more than four (4) feet above the roof line of the portion of the building to which it is attached but in no case is the wall sign permitted to be above thirty-five (35) feet in height regardless of building height.
 - 2. Awning or Canopy Signs. An awning or canopy sign is an attached sign projecting from and sheltering an area next to a building and supported entirely by the exterior wall of a building and composed of a covering of rigid or non-rigid material and/or fabric on a supporting framework that may be either permanent or retractable.
 - a. Location. Signs may be placed only on awnings or canopies that are located on first or second story of a building. No awning or canopy sign shall project beyond, above or below the face of an awning or canopy.
 - b. Maximum area and height. Sign area shall comply with the requirements established by Section 17.41.100, Sign Standards by Zone District. No structural element of an awning or canopy shall be located less than eight (8) feet above finished grade. Awnings or canopies on which signs are mounted may extend over a public right-of-way no more than eight (8) feet from the face of a supporting building. No awning or canopy, with or without signage, shall extend above the roof line of any building.
 - 3. Window Signs. When a sign is painted on, applied or attached to or displayed in a window and is visible beyond the boundaries of the lot upon which the sign is displayed, the total area of such sign shall not exceed:
 - a. Fifty (50) percent of the window or door area at the ground floor level; and
 - b. Fifty (50) percent of the total allowable sign area for the premises.

4. Projecting Signs. A projecting sign is any sign supported by a building wall and projecting there from more than twelve (12) inches horizontally beyond the surface of the building to which the sign is attached.
 - a. Maximum area and height. Projecting signs shall not be higher than the wall from which the sign projects. Projecting signs must have eight (8) feet clearance from the ground below and may not extend more than six (6) feet from the building wall. The size of projecting signs is limited to sixteen (16) square feet.
 - b. Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.
 - c. Quantity. The number of projecting signs is limited to one per business.

- B. Freestanding Signs. A freestanding sign is a sign which is supported by one (1) or more columns, uprights, poles or braces extended from the ground, or which is erected on the ground but does not include a sign attached to a building.
 1. Location. The sign may be located only on a site frontage adjoining a public street. No freestanding sign in any zone can be erected closer than eight (8) feet to any curb line, nor closer than four (4) feet to any building. No freestanding signs in non-residential zones may be located less than twenty-five (25) feet from any property line abutting a residential land use.
 2. Maximum area and height. The sign shall comply with the height and area requirements established in Section 17.41.100, Sign Standards by Zone.

17.41.060 MEASUREMENT OF SIGN AREA AND HEIGHT

- A. Sign Surface Area. The area of a geometric shape enclosing any message, logo, symbol, name, photograph or display face shall be measured using standard mathematical formulas.

- B. Sign Support. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

- C. Back-to-Back (Double-Faced) Signs. Back-to-back signs shall be regarded as a single sign only if mounted on a single structure, and the distance between each sign face does not exceed two (2) feet at any point.

- D. Three-Dimensional Signs. Where a sign consists of one or more three-dimensional objects (i.e. balls, cubes, clusters of objects, sculpture), the sign area shall be measured as their maximum projection upon a vertical plane. Signs with three-dimensional objects that exceed a projection of six (6) inches from the sign face may be approved in compliance with Section 17.41.110, Creative Signs.

- E. Sign Height. The height of a sign shall be measured from the highest point of a sign to the natural ground surface beneath it.

- F. Wind Load. All exterior signs shall be engineered to withstand a minimum wind load of thirty (30) pounds per square foot.

Note: Signs located within sight of Interstate 70, State Highway 340 or 6 & 50 are also required to comply with state and federal regulations regarding signs. Please contact Mike Smith with the Colorado Department of Transportation at (970) 250-4355 before installing signs that can be seen from the federal or state highways.

17.41.070 SIGN ILLUMINATION

- A. Signs within five hundred (500) feet and in the direct line of sight of an existing residential structure or signs over ten (10) feet tall which are within five hundred (500) feet of and in the direct line of sight of the Fruita State Park are required to minimize light pollution impacts to the Fruita State Park and/or existing residential structures.

Note: For signs required to minimize light pollution impacts, please provide a written statement as to how the applicant intends to comply with this requirement.

17.41.070 SIGN ILLUMINATION (continued)

- B. All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign. When external light sources are directed at the sign surface, the light source must be concealed from pedestrians' and motorists' "lines of sight."
- C. Signs must be illuminated in a way that does not cause glare onto the street and adjacent properties. Signs shall be lighted only to the minimum level for nighttime readability.
- D. All lighted signs shall meet all applicable electrical codes and the electrical components used shall bear the label of an approval agency. Additionally, electrical permits shall be obtained for electric signs. When electrical service is provided to freestanding signs, all such electrical service shall be underground.
- E. Flashing, moving, blinking, chasing or other animation effects are prohibited on all signs except time and temperature signs and courtesy signs four (4) square feet or less in area when displayed in a window.
- F. Neon tubing is an acceptable method of sign illumination.
- G. Electronic message boards are permitted but the message can change only once every five (5) minutes and only one color light may be used at a time. Time and temperature signs and courtesy signs four (4) square feet or less in area when displayed in a window are exempt from this regulation. Electronic message boards using plasma technology are prohibited.

17.41.100 SIGN STANDARDS BY ZONE

- A. Signs in the Monument Preservation (MP), Rural Residential (RR), Community Residential (CR), Large Lot Residential (LLR), South Fruita Residential (SFR), Community Services and Recreation (CSR), River Conservation (RC) zones and residential portions of the Community Mixed Use (CMU), and Downtown Mixed Use (DMU) zones shall be limited to:

Type of Sign	Number of Signs	Maximum Area (sq. ft.)	Maximum Height of Freestanding Signs
Identification Sign (Freestanding or Attached Sign)	1 per single family or duplex unit	2 sq. ft.	4'
	1 per multi-family building	16 sq. ft.	6'
	1 per public or quasi-public use	20 sq. ft.	8'
	1 per subdivision entrance	32 sq. ft.	6'
Commercial Uses (legal nonconforming only)	1 per tenant space for attached signs 1 per lot or parcel for freestanding signs	1 sq. ft. for each lineal foot of building wall or frontage; 25 sq. ft. maximum	6'

17.41.100 SIGN STANDARDS BY ZONE

B. Signs in the Tourist Commercial (TC), General Commercial (GC), Limited Industrial and Research and Development (LIRD) and non-residential portions of the Downtown Mixed Use (DMU) and Community Mixed Use (CMU) Zone Districts shall be limited to all signs permitted in subsection A above and also the following:

Type of Sign	Number of Signs	Maximum Area (sq. ft.)	Maximum Height of Freestanding Signs
Freestanding *	1 per parcel per street frontage	0.75 sq. ft. per linear foot of street frontage per 2 traffic lanes; 1.5 sq. ft. per linear foot of street frontage when more than 2 traffic lanes	8' or up to 35'***
Attached (Wall, Window, Awning or Canopy, Projecting)	unlimited but total area of all attached signs cannot exceed the maximum square footage allowed	1.5 sq. ft. per linear foot of building façade	n/a

* For parcels or lots with buildings that abut the entire street side property line, freestanding signs shall not be permitted along that street side. This currently includes most of the lots fronting Circle Park and Aspen Avenue from Circle Park to Peach Street.

When electrical service is provided to freestanding signs, all such electrical service shall be underground.

*** One Freestanding sign per lot or parcel up to thirty-five (35) feet in height is permitted for properties: zoned TC or LIRD; touching the right-of-way for Highway 6 & 50 or Highway 340 which are zoned TC, LIRD, GC, DMU or CMU, and; property touching the right-of-way for Plum Street between Highway 6 & 50 and Aspen Avenue. Maximum size for freestanding signs taller than ten (10) feet is limited to two hundred (200) square feet.

